A picture containing building, window

Description automatically generated

{{phone}} | {{email}}

{{first\_name}} {{last\_name}} | {{entity\_name}}

Is a lack of deal flow or access to fast and flexible capital slowing you down? Foundation offers both

innovative Bridge Loans and Off-Market Residential Properties so you can grow your real estate business.

**LOAN ADVANCE**

• Up to 80% of Purchase Price (incl. closing costs)

• Up to 75% of ‘As Is’ Value for Rate Term Refinances

• Up to 75% of ‘As Is’ Value for Refinance (Cash Outs)

**RATE AND TERMS**

• Rates Starting at 6.75% (rate buy downs offered)

• Loan Amount - $55,000 to $2,500,000+

• Fully Amortized Over 30 Year Term

• Interest Only Options: Up to 10 Years

**ADDITIONAL INFO**

• SFRs, 2-4 Units, Condos, STRs and Portfolios

• Borrower: Individuals or Entities (LLCs, Corps, etc.)

**BRIDGE LOAN PROGRAM**

**LOAN ADVANCE**

• Up to 85% of Purchase Cost (incl. closing costs)

• Up to 100% of Rehab Budget

**RATE AND TERMS**

• Interest Rates Starting at 9.95%

• Loan Amounts from $50,000 to $3,000,000

• Loan Term - 12 to 24 Months, Prepayable

• Fix and Flip, Fix to Rent, Ground Up Construction

**ADDITIONAL INFO**

• Single Family, Condos, 2-4 Units, and Multifamily

• Borrower: Individuals or Entities (LLCs, Corps, etc.)

• As Fast as Five Business Days to Fund

**DSCR RENTAL LOAN PROGRAM**

**FIX-AND-FLIP BRIDGE LOANS**

**RESIDENTIAL DSCR RENTAL LOANS**